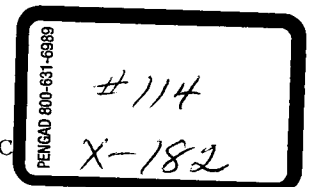


METES AND BOUNDS DESCRIPTION
ANNEXATION PARCEL
GAITHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

Being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from (i) Catherine Virginia Stinson; (ii) Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown); (iii) Lorraine B. Crown, individually and as Personal Representative of the Estate of James Forrest Crown, Deceased, (also known as James F. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 506; also being part of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Lorraine B. Crown, surviving tenant by the entireties of James Forrest Crown, also known as James F. Crown, by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 517; also being part of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 527; also being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Catherine C. Stinson and Clyde A. Stinson by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 537; also being all of Tract 2 of the property acquired by Meridian/Northwestern Shady Grove West, LLC, a Delaware limited liability company, from Shady Grove Associates II, LLC, a Maryland limited liability company, by deed dated October 31, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 22261 at folio 137; also being part of the right of way of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 256, 257 and 259; also being part of the right of way of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205; and also being all of the right of way of Diamondback Drive (now known as Research Boulevard) as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 19 and being more particularly described as follows:



Beginning for the same at a rebar found on the easterly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 259 and at the beginning of the 1st or North 20° 03' 28" East, 600.69 foot line described in Liber 30800 at folio 506; thence crossing Sam Eig Highway the following course and distance

1. South 89° 52' 29" West, 159.81 feet to a rebar found on the westerly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 259; thence running with the westerly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 256, 257 and 259, crossing the intersection of Diamondback Drive, the following 3 courses and distances
2. North 20° 03' 28" East, 655.82 feet, tangent, to a point of curvature; thence
3. 608.64 feet along the arc of a curve deflecting to the right, having a radius of 3891.73 feet
(chord: North 24° 32' 17" East, 608.02 feet) to a point of compound curvature; thence
4. 277.35 feet along the arc of a curve deflecting to the right, having a radius of 15888.02 feet
(chord: North 29° 31' 07" East, 277.35 feet) to a point; thence crossing Sam Eig Highway the following course and distance, tangent

5. South 69° 50' 59" East, 197.67 feet to a point at the beginning of the 5th line described in Liber 30800 at folio 506; thence running with said 5th line and binding on the on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 256 the following course and distance
6. North 87° 05' 41" East, 234.25 feet to an iron pipe found at the beginning of the 6th line described in Liber 30800 at folio 506; thence running with said 6th line, with the 1st line described in the aforesaid deed recorded in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance
7. North 84° 48' 15" East, 300.24 feet to a point; thence running with the 2nd and 3rd lines described in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 2 courses and distances
8. North 87° 05' 41" East, 130.84 feet, tangent, to a point of curvature; thence
9. 648.10 feet along the arc of a curve deflecting to the right, having a radius of 780.00 feet (chord: South 69° 06' 07" East, 629.62 feet) to a rebar and cap found at a point of tangency; thence running with the 4th line described in Liber 30800 at folio 537, with the 10th line described in Liber 30800 at folio 506 and binding on the southerly right of

way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance

10. South 45° 17' 55" East, 123.10 feet to a rebar and cap found; thence running with the 11th through the 13th lines described in Liber 30800 at folio 506 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 3 courses and distances
11. South 44° 42' 05" West, 35.00 feet to a rebar and cap found; thence
12. South 45° 17' 55" East, 130.00 feet to a rebar and cap found; thence
13. North 44° 42' 05" East, 35.00 feet to a rebar and cap found at the beginning of the 14th line described in Liber 30800 at folio 506; thence running with said 14th line, with the 3rd line of Parcel Two as described in the aforesaid deed recorded in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 206 and 205 the following course and distance
14. South 45° 17' 55" East, 606.04 feet, tangent, to a point of curvature; thence running with the 4th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205 the following course and distance

15. 291.33 feet along the arc of a curve deflecting to the left, having a radius of 1040.00 feet (chord: South 53° 19' 24" East, 290.37 feet) to a rebar and cap found; thence leaving said southerly right of way line of Fields road and running with the 5th line and part of the 6th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly lines of Outlot A as shown on a plat of subdivision entitled "Washingtonian Center" and recorded among the aforesaid Land Records as Plat 15996 the following 2 courses and distances non-tangent
16. South 46° 01' 12" East, 243.31 feet to a rebar and cap found; thence
17. North 66° 13' 50" East, 137.92 feet to a rebar and cap found; thence running, in part, with the easterly line of Outlot A as shown on the aforesaid Plat 15996 and crossing Fields Road the following course and distance
18. North 18° 12' 45" East, 84.84 feet to an iron pipe found on the northerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205; thence running with said northerly right of way line the following course and distance
19. South 77° 30' 08" East, 111.19 feet to a point; thence leaving said northerly right of way line and crossing Fields Road the following course and distance

20. South 12° 29' 52" West, 115.00 feet to a point within Parcel Two as described in Liber 30800 at folio 527; thence running in, through over and across Parcel Two as described in Liber 30800 at folio 527 the following course and distance
21. South 77° 30' 08" East, 357.40 feet to a point within Parcel Two as described in Liber 30800 at folio 527; thence running in, through over and across Parcel Two as described in Liber 30800 at folio 527, Parcel One as described in Liber 30800 at folio 527 and the property described in the aforesaid deed recorded in Liber 30800 at folio 517 the following course and distance
22. South 70° 47' 38" East, 1796.49 feet to a point on the 8th line described in Liber 30800 at folio 517; thence running, in part, with said 8th deed line, with the easterly outline of Tract 2 of the property acquired by Meridian/Northwestern Shady Grove West, LLC, a Delaware limited liability company, from Shady Grove Associates II, LLC, a Maryland limited liability company, by deed dated October 31, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 22261 at folio 137 and binding on the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54 the following course and distance non-tangent

23. 353.45 feet along the arc of a curve deflecting to the right, having a radius of 285.00 feet (chord: South 02° 06' 13" East, 331.23 feet) to a point of tangency; thence running with the easterly outline of Tract 2 as described in Liber 22261 at folio 137 and with the westerly right of way line of Omega Drive as shown on a plat of street dedication entitled "Decoverly Hall" and recorded among the Land Records of Montgomery County, Maryland as Plat Number 15546 the following course and distance
24. South 33° 25' 30" West, 944.71 feet, tangent, to a point of curvature; thence running, in part, with the easterly outline of the property described in Liber 22261 at folio 137, in part, with part of the 10th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on the aforesaid Plat Number 15546 and as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54 the following course and distance
25. 206.36 feet along the arc of a curve deflecting to the right, having a radius of 444.80 feet (chord: South 46° 43' 04" West, 204.51 feet) to a point of tangency; thence running with the 11th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 19 the following course and distance

26. South $60^{\circ} 00' 30''$ West, 100.00 feet, tangent, to a point of curvature; thence running, in part, with the 12th line described in Liber 30800 at folio 517 and with the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54, crossing the intersection of Diamondback Drive (now known as Research Boulevard) as shown on said Right of Way Plat 19, the following course and distance
27. 266.90 feet along the arc of a curve deflecting to the left, having a radius of 1136.40 feet (chord: South $53^{\circ} 16' 48''$ West, 266.29 feet) to a point of tangency; thence crossing the intersection of Diamondback Drive (now known as Research Boulevard) as shown on said Right of Way Plat 19, the following course and distance
28. South $46^{\circ} 33' 05''$ West, 39.61 feet to a point; thence running with the southerly right of way lines of Diamondback Drive (now known as Research Boulevard) as shown the aforesaid Right of Way Plat 19 the following 3 courses and distances
29. North $01^{\circ} 33' 05''$ East, 35.36 feet to a point; thence
30. North $43^{\circ} 26' 55''$ West, 133.60 feet, tangent, to a point of curvature; thence
31. 203.26 feet along the arc of a curve deflecting to the left, having a radius of 822.09 feet (chord: North $50^{\circ} 31' 54''$ West, 202.74 feet) to a point; thence running with the southerly limit of dedication of Diamondback Drive (now known as Research Boulevard) as shown on the aforesaid Right of Way Plat 19, running with the 17th line described in Liber 30800 at folio 517 and

binding on the northeasterly line of Parcel LL as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17631 and the northeasterly line of Outlot 5 as shown on a plat of subdivision entitled "Decoverly Hall" recorded among the aforesaid Land Records as Plat Number 17633 the following course and distance non-tangent

32. North 43° 26' 54" West, 386.28 feet to an iron pipe found at the beginning of the 1st line described in Liber 30800 at folio 517; thence running with said 1st line, with the 1st line of Parcel One as described in Liber 30800 at folio 527, with the 12th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of Outlot 5 as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17633, the northerly line of Parcel MM as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17632, the northerly termination of Decoverly Drive as shown on plats of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plats Numbered 17632 and 18851, and the northerly line of Parcel A, Block 4 as shown on a plat of subdivision entitled "Decoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658 the following course and distance

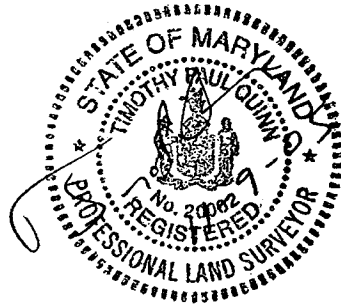
33. North 72° 13' 43" West, 1890.65 feet to a point; thence running with the 13th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of the aforesaid Parcel A, Block 4 "Discoverly Adventure" as shown on the aforesaid Plat Number 17658 the following course and distance
34. North 84° 52' 25" West, 660.45 feet to a rebar and cap found; thence running with the 14th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northeasterly line of Parcel B, Block 4 as shown on the aforesaid Plat Number 17658 the following course and distance
35. North 25° 17' 00" West, 920.80 feet to a pinch pipe found; thence running with the 17th through 19th lines described in Liber 30800 at folio 506 and binding on the northerly lines Parcel B, Block 4 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658, the northerly termination of Diamondback Drive as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17657 and the northerly line of Parcel E, Block 1 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 18721 the following 3 courses and distances
36. South 56° 05' 32" West, 216.55 feet to a rebar found, passing over a rebar and cap found on line at 189.13 feet; thence

37. North 78° 19' 52" West, 274.10 feet to a point, passing over a rebar and cap found on line at 79.03 feet; thence
38. North 89° 31' 50" West, 393.46 feet to the Point of Beginning; containing 7963519 square feet or 182.81725 acres of land.

This description is in conformance with a boundary survey performed by Rodgers Consulting, Inc., July, 2005, Job No. 575-C1.

This description is in the Maryland Coordinate System, NAD 83/91.

THE UNDERSIGNED, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.



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